

The Soulard Restorationist

VOLUME V ISSUE I

JANUARY 1980

NEW OFFICERS ELECTED

On November 7 members of the SRG elected the following people to office: President - Paul Houghland, Secretary - Janet Jung-Brown, Treasurer - Debbie Manning, Board members - Phyllis Young, Gary Gebhart, and Thelma Hemmen. As we begin the New Year, consider the following article presented from St. Louis Neighborhoods.

* * *

KEEPING GROUP MEMBERSHIP STABLE AND ACTIVE

Reprinted from St. Louis Neighborhoods,
Fall 1979

Leader: If you want my loyalty, interest, and best efforts as a group member, you must take into account the fact that:

I need a SENSE OF BELONGING -- a feeling that no one objects to my presence, a feeling that I am sincerely welcome, and a feeling I am honestly needed for my total self, not just for my hands, my money, etc.

I need to have a SHARE IN PLANNING THE GROUP GOALS. (This need will be satisfied only when I feel that my ideas have had a fair hearing).

I need to feel that the GOALS ARE WITHIN REACH and that they make sense to ME.

I need to feel that what the group is doing is WORTHWHILE -- that it contributes to human welfare, that its value extends beyond the group.

I need to share in MAKING THE RULES OF THE GROUP -- the rules by which together we shall live and work toward our goals.

I need to know in some clear detail just WHAT IS EXPECTED of me so that I can work confidently.

I need to have RESPONSIBILITIES THAT CHALLENGE, that are within range of my abilities, and that contribute toward reaching our goals.

I need to SEE that PROGRESS is being made toward the goal WE have set.

I need to be KEPT INFORMED. What I'm not up on, I may be down on.

I need to have CONFIDENCE AND TRUST in our leader.

In brief -- the situations in which I am placed or find myself as a member in a group should MAKE SENSE, not only to the leader, but to me as well, if my interest and activity are to be happily continued.

* * *

HELPFUL HINTS ON HOW TO STAY WARM IN SOULARD

Brrr...Just the thought of another Soulard winter makes one shiver. Remember last winter??? Snowstorms, icestorms, icy rutted streets, cold houses and weeks without sunshine. Well, if Dr. Edward Brooks (the Globe-Democrat weather predictor) is correct we can look forward to a repeat performance of last year.

Now from the same folks who brought you cheap summer thrills, here's the RESTORATIONIST'S comprehensive guide on how to keep warm in the winter.

*Buy an electric blanket. This wonderful invention warms the bed before you crawl in, and you thereafter. Turn it on before you leave for your Saturday night on the town but turn the heat down.

*If you don't have a cat, get one. Teach your cat(s) to curl up on your lap. Make room for kitty at the foot of the bed--keeps your feet and kitty warm.

*Drink a cup of hot cocoa seasoned with your favorite libation while sitting around the fireplace, space heater, or whatever it is you use as your source of heat.

*Invest in long underwear.

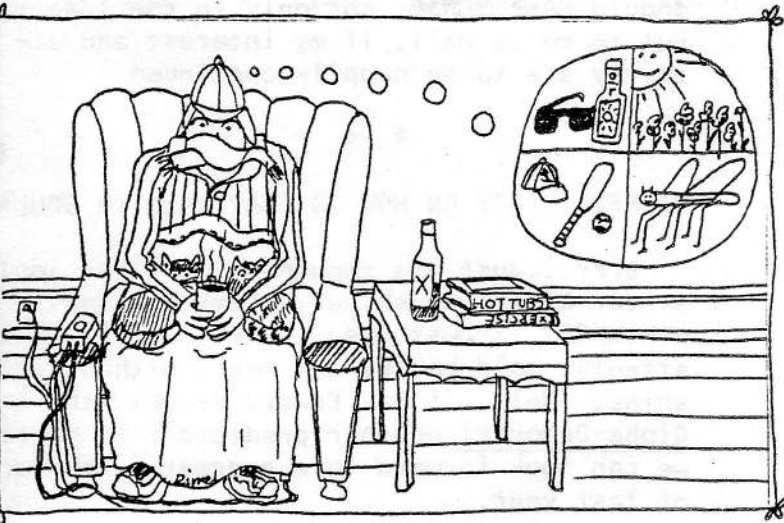
*Buy a "snuggles sack" and snuggle. Carry it with you when you go to visit your neighbors. Even though you'll all look as though you've been mummified, it's a surefire way to stay warm.

*Frequent establishments where the temperature is above 65°.

*Exercise---keeps those winter pounds off, increases circulation and generates body heat.

*Spend lots of time in the bathtub. Keep adding hot water.

And, last but not least, pray for an early spring.



HOUSING SUBSIDIES: WILL SANITY PREVAIL?

Reprinted from the Post Dispatch

Federal subsidies of housing are nothing new and, like most government programs, they are getting bigger all the time. Just how big they will get depends on Congress, of course. But the potential is tremendous - more than \$50 billion a year, according to the Federal Reserve Bank of Chicago.

The government got into subsidization of housing as part of its commitment to provide a decent home and suitable living environment for all families. The first major program - low-rent public housing - was started in 1937 under President Franklin Roosevelt.

Since then, other subsidies have been tried - rent supplements, loan guarantees and interest rate subsidies for both rental and owner-occupied housing. Today, more than 3 million households receive housing subsidies, compared with only 800,000 ten years ago. As a result of the increase in numbers subsidized and inflation, the cost of the programs has soared to about \$4 billion a year, ten times the amount a decade ago, and is scheduled to rise to about \$5 billion in fiscal 1980.

Despite all the money the housing programs cost, they have plenty of problems. In high-rise public housing buildings, vandalism, assaults and robberies are rampant. Conditions got so bad in some of the projects that they had to be torn down, as Pruitt-Igoe was here beginning in 1972.

Public housing, which quarters about 1.17 million households, still is a problem. Many buildings are poorly maintained, overcrowded and dangerous. More than 400 projects are in serious financial trouble.

Because of the failure of public housing, policy has been shifted to subsidizing tenants in privately owned buildings. Subsidies inaugurated in 1968 under Section 235 of the Housing Act reduced annual interest costs to as little as 1 percent for some families. By 1972, this program was in trouble because of widespread mismanagement and fraud. But HUD has not given up and has tightened its inspections to prevent abuses of the program. It covers 260,000 households and about 15,000 single-family houses are expected to be started this year under the program.

Housing in rural areas and small towns is subsidized by the Farmers Home Administration by insuring and servicing loans to families with incomes up to \$15,600 a year. More than 850,000 loans have been made under this program at below-market interest rates. Despite the aid, more than 20 percent of the loans were delinquent in 1978.

For the last 15 years, the federal government has provided rental supplements for the poor, elderly and disabled. Approximately 545,000 housing units have been built and rehabilitated under Section 236 of the Housing Act of 1968. This program can reduce interest costs to as little as 1 percent. But, as with the Section 235 program, irregularities were allowed.

So, another approach was tried in 1974 - Section 8, an amendment to the 1937 Housing Act. By the end of 1978, more than 660,000 households were receiving rental subsidies under this program. Under it, renters pay no more than 25 percent of the incomes in rent. HUD makes up the difference between that and the fair market rental, which it determines.

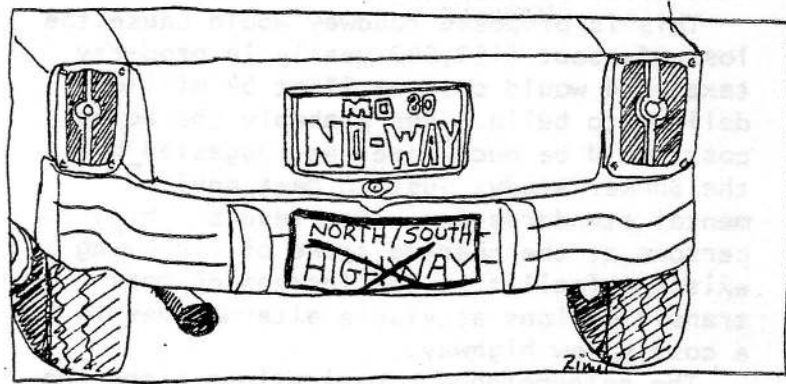
Rental assistance is available under Section 8 to families with incomes up to 80 percent of the area median. The Chicago Fed points out that this means 40 percent of the families in an area are eligible for assistance.

There seems to be little equity in the program. Because funds are limited, many families with incomes less than 80 percent of the area median are eligible but can't get into the program.

The Chicago Fed says that under the current rules, 40 percent of the country's 76 million households are potentially eligible. If every eligible household received a subsidy of \$100 a month, the cost would exceed \$35 billion a year. At \$200 a month, the cost would be \$70 billion a year. The potential for increasing spending in a big way is there, even if eligibility standards are tightened.

Housing subsidies have powerful support from those who want to help the poor as well as from promoters, the building industry, labor unions and financial institutions. Will Congress, the final arbiter on housing programs, be able to withstand the pressures of these special interests? Or will the need for fiscal sanity prevail?

* * *



NORTH-SOUTH DISTRIBUTOR--AN ISSUE OF CONCERN

Reprinted from St. Louis Neighborhoods

Fall 1979

Over 600 persons attended the public hearing on the proposed North-South Distributor Highway (Route 755) which was held by the Missouri State Highway Department September 25, 1979, at the Cervantes Convention Center. This was a record turnout for a highway hearing and the sentiment was overwhelmingly in opposition to the project. Forty-two of the 50 persons who spoke at the hearing testified in opposition to the proposed 3.3 mile bypass of downtown designed to connect Interstate 70 on the north and I-44 and I-55 on the south.

The devastating impact on the neighborhoods through which the route would pass is of major concern. According to the Environmental Impact Statement prepared on this project, two schools, three churches, two parks, 67 businesses, 500 units of housing and approximately 2000 people would be displaced by the highway. Besides the destruction of houses, businesses, and institutions, the residents who would be left in the neighborhoods would have to face increased air and noise pollution, increased danger from lead pollutants, limited walking access, changed bus routes, new traffic patterns which would encourage more truck traffic on some streets, and a general lowering of the aesthetic quality and rehabilitation potential of residential areas. These effects on neighborhoods and residents would appear to heavily outweigh the Highway Department's and Mayor Conway's projected benefits of reduced travel time, increased access to downtown, and promised

industrial development.

This proposed roadway would cause the loss of about \$150,000 yearly in property taxes and would cost at least 64 million dollars to build. And probably the actual cost would be much more, as suggested by the Booker study, just to meet environmental standards for noise levels. Many persons at the hearing spoke of improving existing facilities and increasing mass transit options as viable alternatives to a costly new highway.

The neighborhood organizations along the route which are opposed to the proposed Route 755 include: Clinton Peabody, Lafayette Square Restoration Committee, Jeff-Vander-Lou, Carr Square Village, Tenants Affairs Board, Murphy-Blair Neighborhood Advisory Council, Historic Hyde Park, and Hyde Park Renovation Effort. These neighborhoods have been joined by environmental groups, Landmarks Association, alderpersons, state representatives, churches, and businesses which would be affected, in their continuing efforts to have this proposal abandoned forever.

* * *

BARBS TO FEATHER Y. BIRD

Satire: "1. the use of irony, sarcasm, ridicule, or the like, in exposing denouncing, or deriding vice, folly, etc. 2. a literary composition, in verse or prose, in which human folly and vice are held up to scorn, derision or ridicule. 3. a literary genre comprising such compositions."

That definition is found in the unabridged edition of the Random House Dictionary of the English Language. Some readers apparently did not recognize an example of satire in the recent RESTORATIONST. Others found little solace in the P.E.H.S. story even though they knew it was satire.

For those who were unable to express criticism, Feather Y. Bird will let several famous thinkers speak for you:

"Sarcasm I now see to be, in general, the language of the devil."--Thomas Carlyle

"Satire, being levelled at all, is never resented for an offence by any." ---Jonathan Swift

Lest the critics have the last say, however, here follow a few notable quotations from a different perspective: "Satire is a sort of glass, wherein beholders do gen-

erally discover everybody's face but their own."--Jonathan Swift "I'll publish, right or wrong" -- George Gordon, Lord Byron.

And what does Feather Y Bird have to say: "Enough said already!"

* * *

BENTON PARK AREA TARGET FOR \$2.8 MILLION BOOST

The Benton Park area would receive \$2.8 million in improvements over the next eight years under a plan recently unveiled by the city's Community Development Agency.

The plan calls for landscaping, tree planting, street resurfacing, new sidewalks and curbs and expansion of recreational facilities. Street resurfacing and curb and walk improvements are already underway on several streets in the Benton Park area.

Major rehabilitation work was recommended for the 1900 and 2000 blocks of Senate and Congress Streets, 1900 and 2000 blocks of Sidney Street, 2100 block of Victor Street, 2800 and 2900 blocks of Lemp Avenue, 2900 and 3000 blocks of Salena, 1900 block of Arsenal Street, 2800 block of Wisconsin Avenue and 2800 block of Missouri Avenue.

Work is already underway on Senate Square, a project in which 126 housing units are being rehabilitated by Ranger Real Estate Corp. using private, state and federal funds. That project is located on Senate and Congress Streets. It is the largest project of its kind not utilizing tax breaks for improvements.

The plan also calls for the expansion of Wohl Health Care Center, upgrading of school facilities, day care and facilities for the elderly and long-and-short-term loan programs for purchasing and rehabilitating homes. The Cherokee Street shopping area east of Jefferson Avenue also needs help, the study noted.

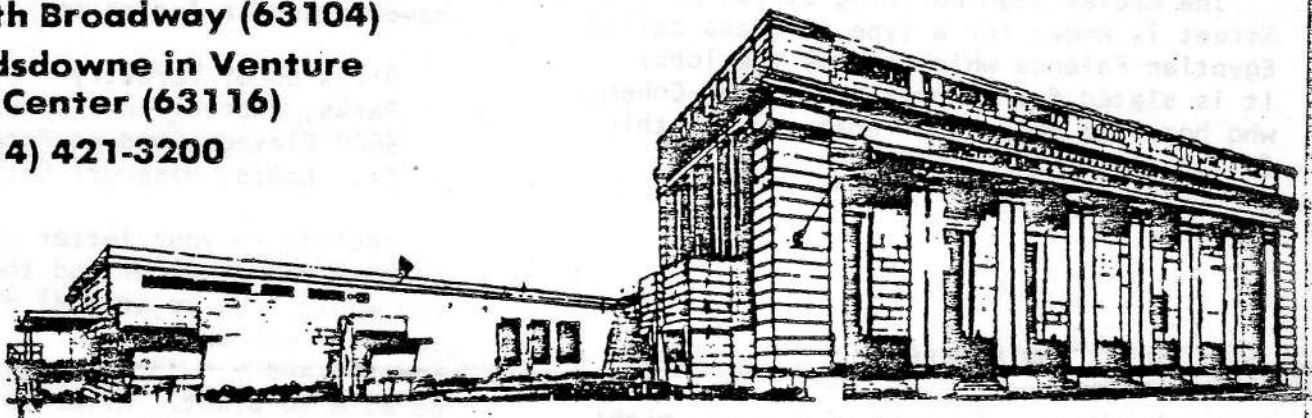
Benton Park, roughly bounded by I-55 on the East, Nebraska Avenue on the west, Cherokee Street on the south and Gravois Avenue on the north, is characterized by small and medium-sized single, two and four-family dwellings constructed primarily in the late 1800s. The area escaped most of the demolition that plagued Souldard over the years. It has a population of about 8,100, and about 10 percent of that represents indigenous Eastern Europeans.

* * *

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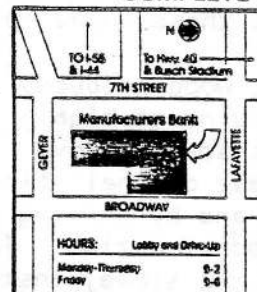
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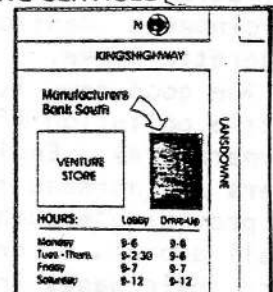
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HADLEY DEAN BUILDING ON NATIONAL REGISTER

The Hadley Dean Glass building, which is scheduled for renovation, has been placed on the National Register of Historic Places, according to a recent announcement by the Office of Historic Preservation of the Missouri Department of Natural Resources.

Buildings listed on the register are eligible for tax incentives and grants for their restoration and rehabilitation. There are also disincentives for developers who want to tear down buildings listed on the register.

The Hadley Dean building at 703 N. 11th Street is known for a type of glass called Egyptian Faience which adorns the lobby. It is slated for renovation by John Cohen, who hopes to begin the rehab project this fall.

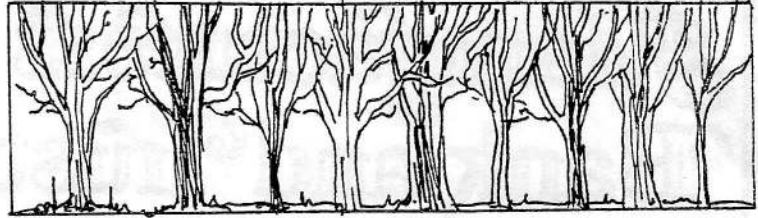
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WOOD STOVES AND CANCER?

Soulardians, who heat with wood, might like to know that wood heat can be more than a fire hazard. Health experts now warn that smoke from wood-burning stoves contain toxic emissions as dangerous as those from oil or coal.

Local monitoring has revealed that more than one-third of the soot and ash on a winter's day in Portland, Oregon comes from wood-burning home stoves. Wood emissions are also said to cause violations of clean-air standards in Missoula, Montana and sections of Vail, Colorado. Experts say the smoke particles can enter the lungs and can aggravate asthma and bronchitis. Wood pollution is also said to contain potent carcinogens identical to those found in cigarette smoke.

The good news is that wood produces little pollution if it burns at high temperatures. Engineers advise stove users to increase the heat of their fires by providing enough air and by burning only small amounts of dry wood at a time. To burn toxic gases inside the stove, instead of letting them escape up the chimney, people should install a baffle plate for improved air circulation. These preventions will also reduce creosote production.



TREES STILL AVAILABLE

Street tree order forms are not available due to a mixup in the Residentail Betterment Section of C.D.A. The \$10.00 Project Greenback Trees are still obtainable though. If you want a tree, you will have to send a letter to:

Division of Forestry
Parks, Recreation & Gorestry
5600 Clayton Road in Forest Park
St. Louis, Missouri 63110

Include in your letter your day as well as home phone number and the address where you would like to tree(s) planted. Don't send a check until after a Forestry Inspector and you decide how many trees you'll be able to plant. After this visit you will then be responsible for having any pavement removed to crease a 4' square tree well.

The Soulard streets that have new curbs and sidewalks will get free 2-2-1/2 caliper trees to be planted by Forestry, so people on those blocks needn't order. This year the use of thorny trees (es: Hawthorn) will be tried in an attempt to discourage vandalism. In view of the callous displacement of many beautiful trees that were recently planted in Pontiac Square, you might want to check with the inspector about planting these kinds. Remember, all Project Greenback trees are still guaranteed for one year against death, plague or callous displacement.

Every year the future of this program is in question; partly due to the Proposition 13 syndrome. These trees if purchased at market rate would cost about \$200, so it would behoove all of us to take advantage of this opportunity while it exists. Also, if you have a tree that was planted within the past year that is in need of replacement, call the Forestry Division at 535-0075. They won't replace it until you tell them it needs replacing.

OLD POST OFFICE SAVIORS WIN AWARD

The year was 1964, and the Old Post Office in St. Louis is slated for demolition. Three years earlier, the federal General Services Administration declared the landmark "surplus" and started waving the head-ache ball. But something else happened in 1964. Austin P. Leland organized the local "Committee to Save the Old Post Office in St. Louis."

In October, Leland's widow, Dorothy, accepted the Louise du Pont Crowninshield Award from the National Trust for Historic Preservation while the Trust was meeting in San Francisco. Mrs. Leland accepted the award on behalf of the Old Post Office Landmark Committee of the Landmarks Association of St. Louis--the successor to the 1964 committee.

The committee led the long, hard fight that eventually convinced the federal government to spare the downtown building and convert it into a combination of federal offices and leased commercial space for shops and restaurants. The \$15 million project is finally under way with completion expected in 1981.

It is a little kknown fact that the committee did more than save the Old Post Office. It spearheaded a 1972 amendment to the government's surplus property act that, for the first time, permitted the

government to transfer surplus federal buildings for revenue-producing purposes. After the Old Post Office, many other transfers have led to the successful reuse of old federal buildings.

The committee also helped bring about passage in 1976 of the Public Buildings Cooperative Use Act which now permits the mixed use of federal buildings. Federal buildings now have more to offer than just office space.

* * *

1st Annual Awards Dinner

Finding enough room for Bushmeyer to do his expressionistic dancing was the only problem encountered during the 1st awards dinner held November 17th at the Legion Hall, 11th & Sidney. A sumptuous spaghetti dinner (prepared by imported N.Y. Italians) preceded a night of drinking, dancing, back-slapping and general, down-home decadent behavior by over 70 Souldard residents. The music was varied enough to suit any taste and there were more awards given out than at a ladies' bowling banquet. Most Improved Party Giver was without question Gene Manning who has since been designated Grand Souldard Party Thrower for life. Surely, we won't have to wait a whole another year to have a similar blast.

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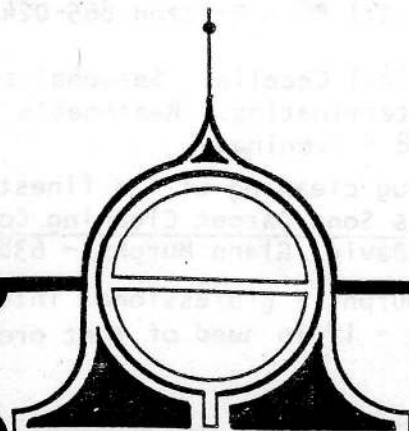
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W. F. Norman is offering a reprint of their 1909 catalog and nearly all of the items will again be produced; exceptions are marked. Stock is said to be limited now, but full production will begin at the beginning of the year. Small orders for homeowners will be accepted.

To order the catalog, send \$3.00 and ask for the Ceiling Catalogue #350, to: W. F. Norman Corp., P. O. Box 323-J, Nevada, MO., 64772.

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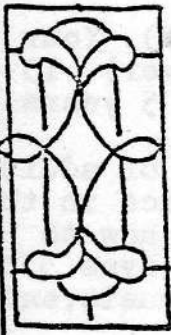
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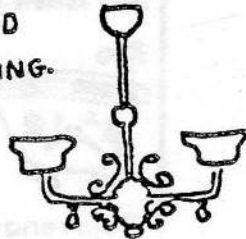
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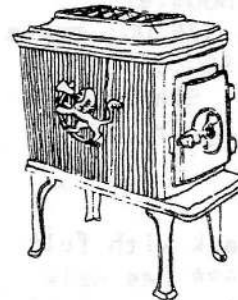
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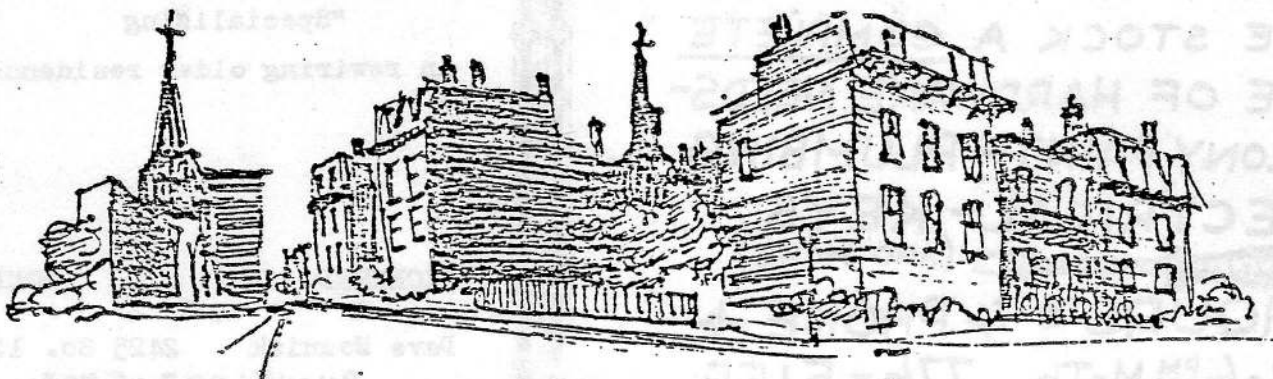
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PERMIT NO. 250

Larry Giles
1300 Sidney Street
Saint Louis, MO. 63104

ADDRESS CORRECTION REQUESTED